



**TRAINING**

# **SOCIAL HOUSING**

**VIENNA  
6 FEBRUARY 2024**

**febea**





SOCIAL INCLUSIVE FINANCE TECHNICAL ASSISTANCE  
(SIFTA)

Housing has become a defining social issue of our times that affects all people and communities. Rising housing prices, stagnating wages, demographic pressures and declining public investment in housing in many countries are increasingly challenging housing affordability.

Social housing is an important dimension of social welfare policy and affordable housing provision, representing more than 28 million dwellings and about 6% of the total housing stock in OECD and non-OECD EU countries.

However, there are significant differences across countries in the definition, size, scope, target population and type of provider of social housing. For instance, social rental housing makes up less than 10% of the total dwelling stock in most OECD and EU countries, but more than 20% of the total stock in Austria, Denmark and the Netherlands, where it represents a key “third sector” in the housing market.

The objective of this training is to provide insights into a public policy approach of social housing programmes and on specific programmes/financing structures supporting social housing both in Austria as well as an Eastern and Central European approach of the topic.

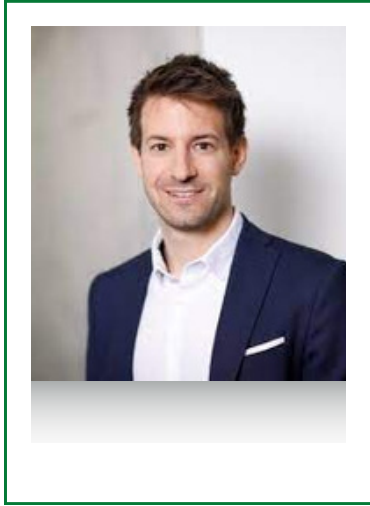
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# THE AGENDA

- 09:30 – 09:45 *Arrival and registration at WEST Vienna*
- 09:45 – 10:15 **Introduction to the workshop and presentation of FEBEA and SIFTA**  
*Wolfgang Spiess-Knafl, Clémentine Blazy, European Center for Social Finance, and Daniel Sorrosal, FEBEA*
- Introduction of participants**
- 10:15 – 11:15 **Banking for social housing**  
A social bank approach to supporting very social housing organisations  
*Raphael Lehmann, Erste Social Finance Holding*
- 11:15 – 11:30 *Coffee Break*
- 11:30 – 12:30 **Equity investment**  
Vision of a regional social investor on investing in social housing operators  
*Mikulas Kresanek, Socialni Inovatori Impact Capital*
- 12:30 – 13:30 *Lunch Break*
- 13:30 – 14:30 **Developing an accessible city for all**  
How a City can support housing accessibility for its community  
*Kurt Hofstetter, Head of Strategic Projects and International Affairs at the Wohnbauforschung for the City of Vienna*
- 14:30 – 15:30 **Ending homelessness through housing**  
Designing, funding and sustaining a Housing First Program  
*Christina Lenart, Neunerhaus/Neunerimmo*
- 15:30 – 16:00 *Participants get to Karl Marx Hof*
- 16:45 – 17:00 **A History of Social Housing in Vienna - Guided tour - Karl Marx Hof**  
*All participants*
- End of workshop**

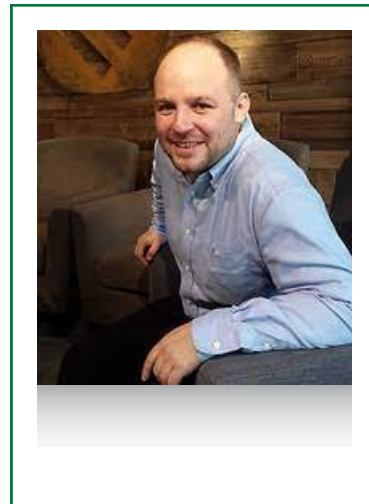
# THE SPEAKERS

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**Raphael Lehmann** is an impact investment manager at Erste Social Finance Holding. He specialises in real estate impact-investments in Austria and CEE with an aim to support the provision of safe and secure housing options to low-income and marginalised families and individuals, as well as community infrastructure such as schools, health centers, and public amenities. As a former Investment manager at Soravia, he moved on to develop and head the ESG and sustainable finance of this leading real estate group in Austria and Germany before joining Erste.

**Mikulas Kresanek** is co-founder of Socialni Inovatori Impact Capital, pioneer social impact fund in Slovakia dedicated to creating a functional infrastructure for impact entrepreneurs and all future solvers of societal challenges. Mikulas brings in over 20 years of experience in private equity, investment and commercial banking (Slovak American Enterprise Fund, CA-IB, Credit Lyonnais) with a specialisation in structural financing. Within Socialni Inovatori, Mikulas focuses on supporting the social ventures in their fundraising & strategic business development. Among other engagements, he is co-founder of the Center for project innovations at the Slovak university for public health.





**Kurt Hofstetter** has been involved in various leadership functions with the City of Vienna for the last 30 years, in areas including urban development and city planning, zoning and development planning and landscape planning. He headed for instance the International Building Exhibition “IBA\_Vienna – New Social Housing”, which final presentation was disclosed end of 2022. From 2003 to 2015 he was significantly involved in the urban development of the Urban Lakeside “Seestadt Aspern” in Vienna, which acted as role model for new approaches in many areas of neighborhood development. Kurt is a graduate of the University of Natural Resources and Applied Life Sciences in Vienna.

**Christina Lenart** is a housing expert at Neunerimmo/Neunerhaus Department for Research & Policy. Neunerhaus is a Vienna-based organisation that creates access to housing, healthcare, social participation, education and work, especially for people who are homeless, at risk of poverty or do not have health insurance. Neunerimmo is a subsidiary of Neunerhaus that acts as a bridge between the real estate and social sector. Christina taught at the TU Wien as part of the Research Unit of Housing and Design, alongside an extensive research work in the field.



Picture © Andy Wenzel



FEBEA - the European Federation of Ethical and Alternative Banks and Financiers - is a non-profit association based in Brussels. It gathers 33 financial institutions whose aim is to finance social and solidarity economy (SSE) and projects with social, environmental and cultural value in 17 European countries, serving more than 700,000 people.

Its objective is to support the exchange of experiences and promote cooperation between social economy and social finance practitioners.

Each FEBEA member is integrated in the SSE Sector in its country, focusing on mobilising savings and equity from responsible citizens and using these funds to finance sustainable development and local communities. FEBEA is member of GECES, the European Commission's expert Group on Social Economy and Social Entrepreneurship and of Social Economy Europe, the main European network of social economy practitioners.

FEBEA members finance:

- The creation of jobs, social employment in particular;
- Social enterprises and social economy;
- The non-profit sector and participatory economics;
- New forms of social entrepreneurship
- People or groups of people who are victims of social or professional exclusion or are unbanked;
- Sustainable development: renewable sources of energy, organic farming, biodiversity, etc.;
- International solidarity and fair trade.

*The opinions expressed do not necessarily reflect the view of the Advisory Hub, nor the European Investment Bank, nor the European Commission or the granting authority can be held responsible for them.*

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The **Social Inclusive Finance Technical Assistance (SIFTA)** is part of the InvestEU Advisory Hub, which is managed by the European Investment Bank (EIB). It provides targeted, free-of-charge capacity building services for Social Enterprise finance providers in the form of tailored trainings, coaching, workshops, peer-to-peer exchanges, and study visits on a wide range of topics related to financing social enterprises. The Capacity Building and Market Development services are implemented by a consortium of Frankfurt School of Finance & Management, the Microfinance Centre, and the European Microfinance Network. FEBEA also partners with SIFTA and supports the implementation of these Capacity Building services. Furthermore, SIFTA provides rating, assessment, and evaluation services to Social Enterprise Finance providers, implemented by MFR.

Provided services for selected beneficiaries include:

- Tailored Training: Highly customised and institution-focused, can include trainings, coaching and advisory on, e.g., HR Strategy and Team Management, Fundamentals of Impact Investing, ESG, Setting up an Investment Fund, etc., together with a highly skilled pool of experts
- Investment Readiness Training: Prepares institutions for taking on financial instruments under InvestEU or other Social Enterprise financial instruments mandates managed by the EIB Group
- Portfolio analysis & Pipeline building: Supports institutions that already have taken on a Social Enterprise financial instrument with the EIB Group with the needed expertise in building portfolios and evaluating associated risks
- Peer-to-peer training and Study Visit: Provide an opportunity for Social Enterprise Finance providers to learn from experiences and practices of other Social Enterprise Finance providers

Provided services open for all EU-27 institutions include:

- Workshops: The programme is implementing Social Enterprise Finance workshops covering the latest developments in, e.g., sustainability, ESG, impact measurement, digitalisation, social entrepreneurship and social finance, digital learning methods, risk management, etc.
- Analytical Support: Provides general guidance to Social Enterprise Finance providers on how to apply for SIFTA services and available InvestEU and EIB group financing.

Eligible beneficiaries include Social Enterprise finance providers such as Social Banks, Incubators, Accelerators, Private or Public Investment Funds. SIFTA was kicked off in July 2022 and has an initial budget available until December 2024.

Interested Social Enterprise Finance providers can apply for specific SIFTA services by sending EIB an email to [sifta@eib.org](mailto:sifta@eib.org). A Request for Services template will be sent to the beneficiaries to formally apply to the specific services.